

* * * * *

As noted above, this matter came in as a combined hearing for both development plan consideration and zoning relief. The Hearing Officer's hearing/zoning hearing represents the final stage of Phase I of the development process as codified in the development regulations contained in the Baltimore County Code. As to the history of the project through Phase I, a concept plan for the proposal was initially submitted on December 18, 1995. Thereafter a Community Input Meeting was held on February 8, 1996 at the Gunpowder Elementary School. The Development Plan was submitted and a conference was held thereon on April 4, 1996. The Hearing Officer's hearing was scheduled and held on April 24, 1996. For reasons explained hereinafter, the hearing was continued and resumed on a second day on May 7, 1996.

MICROFILMED

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Appearing at the requisite public hearings were Dawn A. Mills and Lester Horn on behalf of the Developer/Petitioner, Madison Square Federal Savings Bank, Inc. Also present was Richard C. Barton, an architect, who prepared renderings of the subject building which were examined at the hearing. Also present on behalf of the Developer/Petitioner was Richard Hoehn from Daft, McCune, Walker, Inc. Mr. Hoehn is an expert in issues relating to storm water management. Also appearing from that company were James Gotsch, Michael McGuire and Edmund Haile. The Developer/Petitioner was represented by Newton A. Williams, Esquire.

Appearing as interested persons were Fred E. Dietz, William and Mary Hofstetter and Lettie I. Hack. They were represented by Thomas Hennessey, Esquire.

Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Don Rascoe, the Project Manager, and Stephany Wright, from the Office of Permits and Development Management (PDM), Robert W. Bowling from Development Plans Review Division, Ervin McDaniel and Wayne Feuerborn from the Office of Planning (OP), R. Bruce Seeley and Gayle Parks from the Department of Environmental Protection and Resource Management (DEPRM), and Bob Small from the State Highway Administration.

An examination of the site plan shows that the subject property is approximately 8.27 acres in area, split zoned B.L., D.R.10.5 and D.R.3.5. The site is a long, narrow and rectangularly shaped parcel with frontage on Belair Road. The front portion of the property (1.71 acres) is zoned B.L., the middle portion of the property (2.96 acres) is zoned D.R.10.5, and the rear portion of the site (3.60 acres) is zoned D.R.3.5. The site lies within the Honeygo district and is surrounded by mixed uses. Adjacent to the site towards the northeast are several retail outlets, includ-

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Date

By

3/13/96
M. Spink

ing a liquor store. Residences owned by the Dietz family about the property to the southwest.

The Developer/Petitioner proposes a two phase development for the site. Initially to be constructed is a single story 4500 sq. ft. bank building which will be located on the front portion of the site facing Belair Road. The Developer plans to construct this building immediately upon obtaining the necessary development plan and zoning approvals. Ultimately, a second phase of construction will be undertaken so as to build an office building to the rear of the bank. The office building will be internally connected to the bank building and will contain three levels. It is anticipated that the office building will be utilized strictly by bank personnel.

In this regard, Ms. Dawn Wells, Vice President of the bank, testified extensively about the bank's history and operation. She noted that the bank presently has offices in Fallston and Gardenville. She described the operation as a community bank and that the institution was looking for a site in Perry Hall. The bank building will provide a branch for bank customers in Perry Hall. The office and headquarters building, which will be constructed later, is proposed to provide needed storage and office space.

The hearing before me was bifurcated and, as required by Code, open and unresolved development plan comments were first identified. Ervin McDaniel, from the Office of Planning, indicated that his agency had no open issues, however, wanted architectural elevation drawings of the proposed structures to be attached to the development plan. Counsel for the Developer indicated that such a condition was not objectionable and that the plans would be so attached. Bob Small, from State Highway Administration, asked that the plan be amended to show the proposed dedication for highway widening. He noted that widening of Belair Road in this area

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By

by the State was an ongoing project. He also asked that a note be added on the plan indicating that if the plan was not approved or the project did not go forward prior to the time that the State Highway Administration completed its widening, that the Developer would be responsible for construction of vehicular entrances to the site as shown on the plan. Again, the Developer indicated that these minor corrections were acceptable. Robert Bowling, from Development Plan Review, indicated that the sidewalk on the frontage of the property should be shown on the plan. This condition was also agreed to by the Developer. Mr. Seeley, from DEPRM, identified a number of issues, many of them minor. He recommended that the standard forest buffer notes be added to the plan and that the forest buffer access easement of 10 ft., or a suitable alternative, need be shown. He also noted that the forest buffer and easement area should be recorded among the Land Records of Baltimore County. These items were quickly agreed to by the Developer.

The final issue raised by both DEPRM and Mr. Hennessey, on behalf of his clients, related to the storm water management disposal system. Mr. Hennessey's clients own property immediately adjacent to the southwest side of the site and are particularly concerned about the proposed construction on the property and grading of same. Mr. Hennessey expressed concerns that adding impervious area and construction of the storm water management pond on the rear of the site could have a detrimental impact on his client's property.

In this regard, it is to be noted that originally the development plan showed for construction of a storm water management pond on the center portion of the site, immediately adjacent to a proposed parking area. A parking lot will be provided immediately adjacent to the bank for customers and a lot is also proposed to be located behind the office building for employees. On the original development plan, the storm water

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5/17/96

By

M. Hennessey

management pond facility was located immediately adjacent to the employee parking area. However, the plan was amended and the storm water management facility relocated to the rear of the site. As explained by Mr. Hoehn and Mr. Gotsch, this change was undertaken for a variety of reasons, chiefly to take advantage of the grade of the property and the soils located thereon. It was indicated that the amount of fill necessary to grade the front portion of the site and provide a level area for construction could be obtained through the excavation of the rear of the site and construction of the storm water management pond.

In this regard, the hearing was continued so as to allow DEPRM the opportunity to examine the implications of the relocation of the pond. The hearing was conducted on two different days, separated by an approximate two weeks period, allowing all parties an opportunity to review the changes offered at the initial hearing.

Testimony on these changes came from the Developer's experts, including both Mr. Hoehn and Mr. Gotsch. Both of these witnesses described the grade of the property and the topography of the site. They noted that the property is at its highest at Belair Road and gradually slopes towards the stream in the rear of the property. The site is also unusual by view of the fact that although it is only 200 ft. wide, it is approximately 1800 ft. deep.

Extensive testimony was offered by these witnesses, both during direct examination and on cross-examination, regarding the re-location of storm water management pond. I am persuaded, based on the information offered during that questioning, that the proposed storm water management facility is appropriate and will not detrimentally affect surrounding locales. Mr. Hessessey's questions of the witnesses were particularly detailed and the answers provided during cross-examination were persuasive. It is also of significant note that DEPRM, during the two week

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Date

By

5/17/96

Mr. Gotsch

recess of this hearing, evaluated the proposal and that agency's representatives were persuaded that the plan was appropriate.

Based upon the totality of the testimony and evidence offered, I am, therefore, persuaded that the plan is in compliance with all County policies, regulations and procedures and should be approved. But for the addition to the plan of minor technical notes, as described above, it is clear that the proposal meets or exceeds all County standards. This is an appropriate development plan and utilization of this property.

As to the Petition for Special Hearing, relief is requested to allow business parking in a residential zone, as shown on the plan. As noted above, the property is split zoned with the front portion of the site zoned B.L. and the middle and rear portions of the site carrying a residential zoning classification. A portion of the parking area to serve the office building is located on the mid portion of the site, zoned D.R.10.5. Thus, special hearing relief is required, pursuant to Section 409.8 of the BCZR.

The testimony and evidence offered in support of the zoning case was uncontradicted and persuasive. The lot will be properly screened and limited to automobile traffic only. I am convinced that a grant of the Petition for Special Hearing will not result in any detriment to the health, safety or general welfare of the surrounding locale. Thus, the Petition for Special Hearing should and will be approved.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

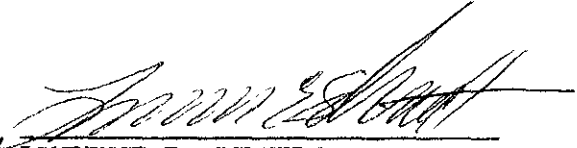
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of May, 1996, that the development plan submitted in

the within case as Developer/Petitioner's Exhibit No. 7A, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to permit business parking in a residential zone, as shown on the development plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

5/17/96

By



LES:mmn

347

Description 96-345-SPH.

To Accompany Petition for Special Hearing

2.96 Acre Parcel

Southeast of Belair Road

Eleventh Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Kahlston Road with the centerline of Belair Road, 60 feet wide, (1) South 41 degrees 58 minutes 38 seconds West 100 feet, more or less, and thence (2) South 49 degrees 04 minutes 52 seconds East 407 feet, more or less, to the point of beginning, said point of beginning being situate in the dividing line between the land zoned BL and the land zoned DR-10.5 H as shown on the Baltimore County Official Zoning Map NE 11-H (revised effective January 14, 1995), thence leaving said point of beginning and running (1) South 49 degrees 04 minutes 52 seconds East 650 feet, more or less, to intersect the dividing line between the land zoned DR-10.5 H and the land zoned DR-3.5 H as shown on the above referenced Official Zoning Map, thence running and binding thereon (2) South 41 degrees 58 minutes 38 seconds West 200 feet, more or less, thence running (3) North 48 degrees 58 minutes 35 seconds West 650 feet, more or less, to intersect the first hereinmentioned dividing line, thence running and

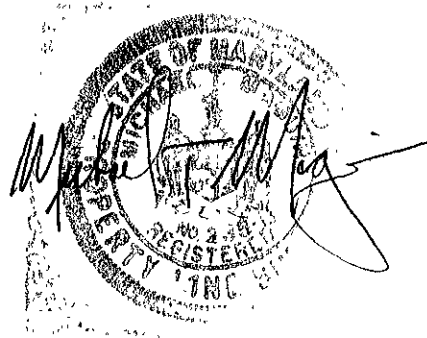
96-345-SPH

binding thereon (4) North 41 degrees 58 minutes 38 seconds East 198 feet, more or less, to the point of beginning; containing 2.96 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 13, 1996

Project No. 94047 (L94047)





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

9651 Belair Road

96-345-SPH

which is presently zoned BL,
D.R. 3.5(H),

This Petition shall be filed with the Office of Zoning Administration & Development Management. D.R. 10.5 (H)
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A special hearing to allow business parking in a residential zone as shown on the attached site plan.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Newton A. Williams, Esq.

(Type or Print Name)

Signature

Nolan, Plumhoff & Williams
210 W. Pennsylvania Ave.

Address

Phone No.

Towson, MD 21204 823-7856

City

State

Zipcode

Legal Owner(s):

Madison Square Federal Savings Bank

(Type or Print Name)

Signature

David F. Wallace, President

(Type or Print Name)

Signature

5401 Belair Rd.

488-4800

Address

Phone No.

Baltimore,

MD

21206

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Newton A. Williams, Esq.

Name

210 W. Pennsylvania Ave.

823-7856

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

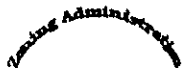
REVIEWED BY:

MDK

DATE

3/14/96

* schedule w/ HOH



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 3/27/96

Posted for:

Petitioner: Madison Square Federal Savings

Location of property: 9651 Bel Air Rd

Location of Sign: Facing Bel Air Rd see picture

Remarks:

Posted by Inspector Jas. Nowak Date of return:

Signature

Number of Signs: 2

RECORDED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DATE 3/12/46 ACCOUNT 01-615
7-10-242 96-345-SPH
7-1-24 AMOUNT \$ 285.00

RECEIVED
FROM: 7-10-242 - 96-345-SPH (Mailing & 1st Class Post)
040 - 1st class 11 - \$ 250.00
080 - 1st class post - \$ 35.00
FOR: \$ 285.00

[Signature]

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/28, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/28, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

Publication

UNRECORDED

NOTES TO READERS:
 The Board of Commissioners of Baltimore County is holding a public hearing on the proposed rezoning of the following property located in the Towson and Pikesville areas of Baltimore County. The property is located on the intersection of the following streets: 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case #96-345-SFH (Item 347)
 9651 Bear Road
 5555 Bear Road, 107 SW
 of Old Courthouse Road
 118 Old Courthouse
 5th Courthouse
 Legal Owner(s)
 Madison Square Federal Savings Bank
 Special Hearing to allow business parking in residential zone.
 Hearing Wednesday, April 24, 1996 at 10:00 a.m. in Rm. 118, Old Courthouse.
LAWRENCE E. SCHMIDT
 Zoning Commissioner for Baltimore County
 NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.
 (2) For information concerning the file and/or hearing, please call 887-3391.
 3638 March 28 C40810



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 347 Petitioner: Madison Square Federal Savings *Bayb*

Location: Rear of 9651 Belair Rd

PLEASE FORWARD ADVERTISING BILL, TO:

NAME: Newton A. Williams, Nolen, Plunkhoff & Williams

ADDRESS: 700 Court Towers, 210 W. Penn. Ave.
Towson, Md. 21204

PHONE NUMBER: 823-7800

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TO: PUTUZENT PUBLISHING COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq.
Nolan, Plmhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204
823-7800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-345-SPH (Item 347)
9651 Belair Road
SE/S Belair Road, 100' SW of c/l Kahlston Road
11th Election District - 5th Councilmanic
Legal Owner: Madison Square Federal Savings Bank

Special Hearing to allow business parking in a residential zone.

HEARING: WEDNESDAY, APRIL 24, 1996 at 10:00 a.m. in Room 118, Old Courthouse

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Number: XI-755

Project Name: Madison Square Federal Savings

Location: SE/S Belair Road, SW of Forge Road

Acres: 8.27

Developer: Madison Square Federal Savings Bank

Proposal: 29,500 sq. ft. bank and office building

and

CASE NUMBER: 96-345-SPH (Item 347)

9651 Belair Road

SE/S Belair Road, 100' SW of c/l Kahlston Road

11th Election District - 5th Councilmanic

Legal Owner: Madison Square Federal Savings Bank

Special Hearing to allow business parking in a residential zone.

HEARING: WEDNESDAY, APRIL 24, 1996 at 10:00 a.m. in Room 118, Old Courthouse

Arnold Jablon
Director

cc: David F. Wallace/Madison Square Federal Savings Bank
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Madison Square Federal Savings Bank

Hydrology Study

General Site Information

The site for this branch of Madison Square Federal Savings Bank is located on Belair Road in the Perry Hall area of Baltimore County. Belair Road intersects Silver Spring Road approximately 2.3 miles to the south and crosses the Gunpowder Falls about 0.6 miles north of the site.

The site is located on Honeygo Run, a tributary of the Gunpowder Falls. The design point for the hydrology is located on Honeygo Run at the point it crosses the southern property boundary.

The site is to be developed primarily in the front of the lot. The undeveloped portion will bypass the proposed stormwater management pond facility.

Two, 10, and 100-year quantity management will be accomplished in the proposed pond. Water quality management will implement a wet pool, extended detention, or infiltration, pending the results of a soils investigation.

Methodology

Natural Resource Conservation Services TR-55 was used to compute the runoff curve number (RCN) and time of concentration (t_c). The RCN and t_c were input into the TR-20 run to calculate peak flows for existing, to pond, and bypass conditions.

Results/Conclusions

Quantity and quality management will be provided in a pond facility for the proposed Madison Square Federal Savings Bank.

The following tables summarize peak flows at the design point and stormwater management pond design criteria.

Design Point Data

	<u>2-Year</u>	<u>10-Year</u>	<u>100-Year</u>
Total Existing Runoff at D.P. (cfs)	7.41	18.75	32.18
Proposed Bypass (cfs)	3.57	8.03	13.08
Total Allowable Release (cfs)	3.84	10.72	21.10

Stormwater Management Pond

	<u>2-Year</u>	<u>10-Year</u>	<u>100-Year</u>
Allowable Release (cfs)	3.34	10.72	21.10
Proposed Inflow (cfs)	14.52	27.55	41.33
Volume of Storage Required (Ac. Ft.)	0.34	0.55	0.69
Water Quality Storage Required (Ac. Ft.)			1.09
Total Storage Required (Ac. Ft.)			1.78

TR-55

COMPUTATIONS

TR-55 DESIGN COMPUTATION

By: IMF Project: Madison Sq. Federal Savings Bank Job Number: 94047
Date: 5-10-95 Drainage Area: Total Site Existing: ☒ Proposed: ☐ Ultimate: ☐
Sheet 1 of 5

Soil Group	Land Use or Zoning	Hydrologic Condition	Percent Imperv.	RCN			Area (Acres)	RCN x Area
				Table 2-2	Figure 2-3	Figure 2-4		
B	Meadow			58			0.98	51.04
B	Lawn	Good		61			0.13	7.93
B	Gravel			85			0.02	1.70
B	Impervious		100	98			0.11	10.78
C	Meadow			71			2.90	205.90
D	Woods			77			0.16	12.32
D	Meadow			78			4.04	315.12
D	Lawn	Good		80			0.01	0.80

Total Square Miles 0.0129 = Total Acres: 8.25 605.59

TIME OF CONCENTRATIONS

Weighted RCN = 73.40, Use 73

ID	Type of Flow	L (ft.)	n	A	WP	Slope (Percent)	Vel. (fps)	Time (Hours)
	Sheet Flow (table 3-1)							
A-B	Meadow	150'	0.24			3.7		0.2572
	Shallow Conc. Flow (fig. 3-1)							
B-C	<u> </u> paved <u>✓</u> unpaved	750'				3.0	2.79	0.0745
	<u> </u> paved <u> </u> unpaved							
	<u> </u> paved <u> </u> unpaved							
	<u> </u> paved <u> </u> unpaved							
	Channel of Conduit Flow - Manning							
C-D	'V' channel (Grass Swale)	610'	0.04	6.0	12.2	2.4	3.59	0.0472

(Place Travel Time Comps on back of sheet)

Total 0.3789

Initial Abstraction Ia = in. (Table 5-1) Use Tc = 0.38, Tt =

Rainfall Freq.	=	2 Years	5 Years	10 Years	25 Years	50 Years	100 Years
Rainfall, P	=	<u> </u> in.	<u> </u> in.	<u> </u> in.	<u> </u> in.	<u> </u> in.	<u> </u> in.
Ia/P	=	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Peak csm/in.	=	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Runoff Q (in)	=	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Peak Dischg. (CFS)	=	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>



TR-55 DESIGN COMPUTATION

By: MJK Project: WADSWORTH SUMMIT FEDERAL SAVINGS BANK Job Number: 94047
Date: 4-19-96 Drainage Area: TO POND Existing: ☐ Proposed: ☒ Ultimate: ☐

Sheet _____ of _____

[illegible]

Total Square Miles	<u>0.0090</u>	= Total Acres:	<u>5.75</u>	<u>488.36</u>
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Weighted RCN = 84.93, Use 85

TIME OF CONCENTRATIONS

[illegible]

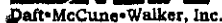
(Place Travel Time Comps on back of sheet)

Initial Abstraction Ia = _____ in. (Table

Use $T_c = 0.10$, $T_t =$

Total

Rainfall Freq.	-	<u>2 Years</u>	<u>5 Years</u>	<u>10 Years</u>	<u>25 Years</u>	<u>50 Years</u>	<u>100 Years</u>
Rainfall, P	-	_____ in.	_____ in.	_____ in.	_____ in.	_____ in.	_____ in.
Ia/P	-	_____	_____	_____	_____	_____	_____
Peak csm/in.	-	_____	_____	_____	_____	_____	_____
Runoff Q (in)	-	_____	_____	_____	_____	_____	_____
Peak Dischg. (CFS)	-	_____	_____	_____	_____	_____	_____



200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
FAX: 296-4705

TR-55 DESIGN COMPUTATION

By: MJK

Project: MADISON SQUARE Federal Studios Park

Job Number: 94047

Date: 4-19-96

Drainage Area: BYPASS

Existing: ☐ Proposed: ☒ Ultimate: ☐

Sheet _____ of _____

[illegible]

Total Square Miles	<u>0.039</u>	- Total Acres:	2.50	191.32
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TIME OF CONCENTRATIONS

Weighted RCN = 76.53 , Use 77

[illegible]

(Place Travel Time Comps on back of sheet)

Total	024
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Initial Abstraction Ia = _____ in. (Table

Use $T_c = 0.24$, $T_t =$

Rainfall Freq.	-	<u>2 Years</u>	<u>5 Years</u>	<u>10 Years</u>	<u>25 Years</u>	<u>50 Years</u>	<u>100 Years</u>
Rainfall, P	-	_____ in.	_____ in.	_____ in.	_____ in.	_____ in.	_____ in.
Ia/P	-	_____	_____	_____	_____	_____	_____
Peak csm/in.	-	_____	_____	_____	_____	_____	_____
Runoff Q (in)	-	_____	_____	_____	_____	_____	_____
Peak Dischg. (CFS)	-	_____	_____	_____	_____	_____	_____

SUMMARY OF FLOWS

* SWM Design Computations J.O. 94047
 By MJK Subject MADISON SQUARE FEDERAL SAVINGS BANK
 Date 4-29-96 SUMMARY OF FLOWS Sheet ____ Of ____

DRAINAGE AREA TO POND

$$A = 5.75 \text{ AC}, 0.0090 \text{ mi}^2$$

$$RCN = 85$$

FROM TR-20:

	2	10	100
EXISTING @ D.P. (CFS) (001) (1)	7.41	18.75	32.18
- PROPOSED BYPASS @ (CFS) (002)	3.57	8.03	13.08
ALLOWABLE RELEASE Q_o (CFS)	3.84	10.72	21.10
PROPOSED INFLOW Q_i (CFS) (001) (2)	14.52	27.55	41.33

DETERMINE STORAGE:

Q_o / Q_i	$3.84 / 14.52 = 0.26$	$10.72 / 27.55 = 0.39$	$21.10 / 41.33 = 0.51$
V_s / V_r	0.41	0.33	0.27
Q''	1.76	3.47	5.35
$V_r = 53.33 \text{ AC} \times \text{DA} (\text{mi}^2) (Ac-Ft)$	0.94	1.67	2.57
$V_s = V_r \left(\frac{V_s}{V_r} \right) (Ac-Ft)$	0.34	0.55	0.69

WATER QUALITY EXTENDED DETENTION:

USE $\frac{1}{2}$ " PER IMPERVIOUS ACRE, DETAIN FOR 24 HOURS

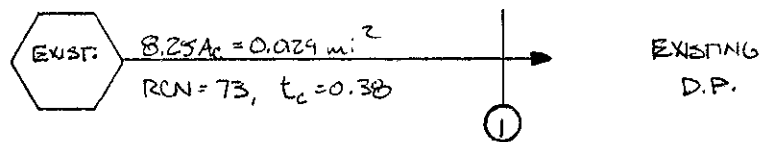
$$V_s = \frac{1}{2}'' \times 2.57 \times 85\% \text{ Imp} = 1.09 \text{ AC-Ft}$$

$$\text{TOTAL STORAGE REQUIRED} = 1.09 + 0.69 = 1.78 \text{ AC-Ft}$$

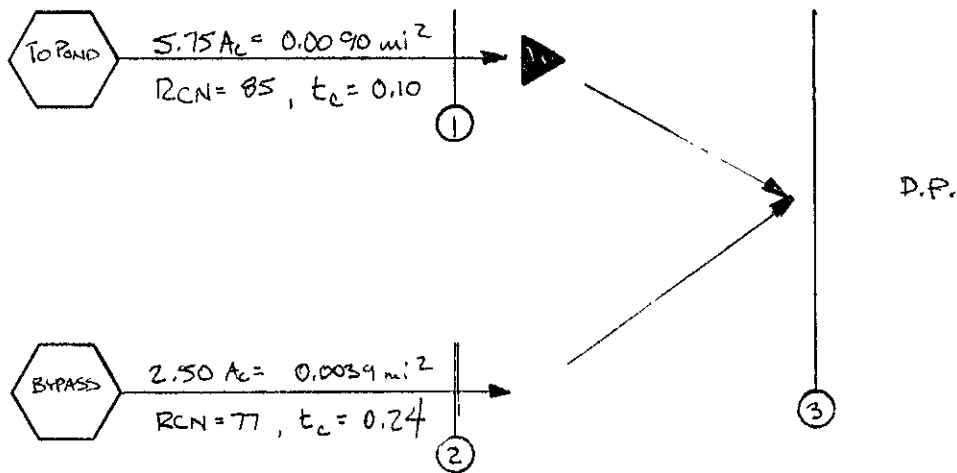
TR-20

COMPUTATIONS

* SWM Design Computations J.O. 94047
 By MJK Subject MADISON SQUARE FEDERAL SAVINGS BANK
 Date 4-29-96 TR-20 SCHEMATIC Sheet Of



EXISTING SITE CONDITIONS



PROPOSED DEVELOPMENT CONDITIONS

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

JOB TR-20 SUMMARY NOPLOTS
 TITLE 001 MADISON SQUARE FEDERAL SAVINGS BANK (94047HYD.T20) 05-10-95
 TITLE ALT#1: EXISTING CONDITION ALT#2: PROPOSED CONDITION
 3 STRUCT 01 SWM
 8 224.0 0.0 0.0 POND
 9 ENDTBL
 6 RUNOFF 1 001 5 0.0090 85.0 0.10 POND
 6 RESVOR 2 01 5 7 238.5 SWM POND
 6 RUNOFF 1 002 6 0.0039 77.0 0.24 BYPASS
 6 ADDHYD 4 003 6 7 5 TOTAL DP
 ENDDATA
 7 INCREM 6 0.05
 7 COMPUT 7 001 003 0.0 3.2 1.02 2 02 02 2YR
 ENDCMP 1
 7 COMPUT 7 001 003 0.0 5.1 1.02 2 02 10 10YR
 ENDCMP 1
 7 COMPUT 7 001 003 0.0 7.1 1.02 2 02 99 100YR
 ENDCMP 1
 7 ALTER 3
 6 RUNOFF 1 001 5 0.0129 73.0 0.38 B
 ENDDATA
 7 COMPUT 7 001 001 0.0 3.2 1.02 2 01 02 2YR
 ENDCMP 1
 7 COMPUT 7 001 001 0.0 5.1 1.02 2 01 10 10YR
 ENDCMP 1
 7 COMPUT 7 001 001 0.0 7.1 1.02 2 01 99 100YR
 ENDCMP 1
 ENDJOB 2

*****END OF 80-80 LIST*****

TR20 XEQ 4/19/96
REV 09/01/83

MADISON SQUARE FEDERAL SAVINGS BANK (94047HYD.T20) 05-10-95
ALT#1: EXISTING CONDITION ALT#2: PROPOSED CONDITION

JOB 1 PASS 1
PAGE 1

FILE NO. 1

COMPUTER PROGRAM FOR PROJECT FORMULATION - HYDROLOGY USER NOTES

THE USERS MANUAL FOR THIS PROGRAM IS THE MAY 1982 DRAFT OF TR-20. CHANGES FROM THE 2/14/74 VERSION INCLUDE:

REACH ROUTING - THE MODIFIED ATT-KIN ROUTING PROCEDURE REPLACES THE CONVEX METHOD. INPUT DATA PREPARED FOR PREVIOUS PROGRAM VERSIONS USING CONVEX ROUTING COEFFICIENTS WILL NOT RUN ON THIS VERSION.

THE PREFERRED TYPE OF DATA ENTRY IS CROSS SECTION DATA REPRESENTATIVE OF A REACH. IT IS RECOMMENDED THAT THE OPTIONAL CROSS SECTION DISCHARGE-AREA PLOTS BE OBTAINED WHENEVER NEW CROSS SECTION DATA IS ENTERED. THE PLOTS SHOULD BE CHECKED FOR REASONABLENESS AND ADEQUACY OF INPUT DATA FOR THE COMPUTATION OF "M" VALUES USED IN THE ROUTING PROCEDURE.

GUIDELINES FOR DETERMINING OR ANALYZING REACH LENGTHS AND COEFFICIENTS (X,M) ARE AVAILABLE IN THE USERS MANUAL. SUMMARY TABLE 2 DISPLAYS REACH ROUTING RESULTS AND ROUTING PARAMETERS FOR COMPARISON AND CHECKING.

HYDROGRAPH GENERATION - THE PROCEDURE TO CALCULATE THE INTERNAL TIME INCREMENT AND PEAK TIME OF THE UNIT HYDROGRAPH HAVE BEEN IMPROVED. PEAK DISCHARGES AND TIMES MAY DIFFER FROM THE PREVIOUS VERSION. OUTPUT HYDROGRAPHS ARE STILL INTERPOLATED, PRINTED, AND ROUTED AT THE USER SELECTED MAIN TIME INCREMENT.

INTERMEDIATE PEAKS - METHOD ADDED TO PROVIDE DISCHARGES AT INTERMEDIATE POINTS WITHIN REACHES WITHOUT ROUTING.

OTHER - THIS VERSION CONTAINS SOME ADDITIONS TO THE INPUT AND NUMEROUS MODIFICATIONS TO THE OUTPUT. USER OPTIONS HAVE BEEN MODIFIED AND AUGMENTED ON THE JOB RECORD, RAINTABLES ADDED, ERROR AND WARNING MESSAGES EXPANDED, AND THE SUMMARY TABLES COMPLETELY REVISED. THE HOLDOUT OPTION IS NOT OPERATIONAL AT THIS TIME.

PROGRAM QUESTIONS OR PROBLEMS SHOULD BE DIRECTED TO HYDRAULIC ENGINEERS AT THE SCS NATIONAL TECHNICAL CENTERS:

CHESTER, PA (NORTHEAST) -- 215-499-3933, FORT WORTH, TX (SOUTH) -- 334-5242 (FTS)
LINCOLN, NE (MIDWEST) -- 541-5318 (FTS), PORTLAND, OR (WEST) -- 423-4099 (FTS)
OR HYDROLOGY UNIT, ENGINEERING DIVISION, LANHAM, MD -- 436-7383 (FTS).

PROGRAM CHANGES SINCE MAY 1982:

12/17/82 - CORRECT PEAK RATE FACTOR FOR USER ENTERED DIMHYD

CORRECT REACH ROUTING PEAK TRAVEL TIME PRINTED WITH FULLPRINT OPTION

5/02/83 - CORRECT COMPUTATIONS FOR ---

1. DIVISION OF BASEFLOW IN DIVERT OPERATION
2. HYDROGRAPH VOLUME SPLIT BETWEEN BASEFLOW AND ABOVE BASEFLOW
3. CROSS SECTION DATA PLOTTING POSITION
4. INTERMEDIATE PEAK WHEN "FROM" AREA IS LARGER THAN "THRU" AREA
5. STORAGE ROUTED REACH TRAVEL TIME FOR MULTIPLE PEAK HYDROGRAPH
6. ORDERING "FLOW-FREQ" FILE FROM SUMMARY TABLE #3 DATA
7. BASEFLOW ENTERED WITH READHYD
8. LOW FLOW SPLIT DURING DIVERT PROCEDURE #2 WHEN SECTION RATINGS START AT DIFFERENT ELEVATIONS

ENHANCEMENTS ---

1. REPLACE USER MANUAL ERROR CODES (PAGE 4-9 TO 4-11) WITH MESSAGES
2. LABEL OUTPUT HYDROGRAPH FILES WITH CROSS SECTION/STRUCTURE, ALTERNATE AND STORM NO'S

09/01/83 - CORRECT INPUT AND OUTPUT ERRORS FOR INTERMEDIATE PEAKS

CORRECT COMBINATION OF RATING TABLES FOR DIVERT

CHECK REACH ROUTING PARAMETERS FOR ACCEPTABLE LIMITS

ELIMINATE MINIMUM REACH TRAVEL TIME WHEN ATT-KIN COEFFICIENT EQUALS ONE

R20 XEQ 4/19/96
REV 09/01/83

MADISON SQUARE FEDERAL SAVINGS BANK (94047HYD.T20) 05-10-95
ALT#1: EXISTING CONDITION ALT#2: PROPOSED CONDITION

JOB 1 PASS 1
PAGE 2

EXECUTIVE CONTROL OPERATION INCREM MAIN TIME INCREMENT = .05 HOURS

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT FROM XSECTION 1 TO XSECTION 3

RECORD ID 2YR

STARTING TIME = .00 RAIN DEPTH = 3.20 RAIN DURATION= 1.00 RAIN TABLE NO.= 2 ANT. MOIST. COND= 2
ALTERNATE NO.= 2 STORM NO.= 2 MAIN TIME INCREMENT = .05 HOURS

EXECUTIVE CONTROL OPERATION ENDCMP COMPUTATIONS COMPLETED FOR PASS 1

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT FROM XSECTION 1 TO XSECTION 3

RECORD ID 10YR

STARTING TIME = .00 RAIN DEPTH = 5.10 RAIN DURATION= 1.00 RAIN TABLE NO.= 2 ANT. MOIST. COND= 2
ALTERNATE NO.= 2 STORM NO.=10 MAIN TIME INCREMENT = .05 HOURS

EXECUTIVE CONTROL OPERATION ENDCMP COMPUTATIONS COMPLETED FOR PASS 2

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT FROM XSECTION 1 TO XSECTION 3

RECORD ID 100YR

STARTING TIME = .00 RAIN DEPTH = 7.10 RAIN DURATION= 1.00 RAIN TABLE NO.= 2 ANT. MOIST. COND= 2
ALTERNATE NO.= 2 STORM NO.=99 MAIN TIME INCREMENT = .05 HOURS

EXECUTIVE CONTROL OPERATION ENDCMP COMPUTATIONS COMPLETED FOR PASS 3

RECORD ID

20 XEQ 4/19/96
REV 09/01/83

MADISON SQUARE FEDERAL SAVINGS BANK (94047HYD.T20) 05-10-95
ALT#1: EXISTING CONDITION ALT#2: PROPOSED CONDITION

JOB 1 PASS 4
PAGE 3

CHANGES TO STANDARD CONTROL LIST FOLLOW

EXECUTIVE CONTROL OPERATION ALTER

RECORD ID

STANDARD CONTROL OPERATION RUNOFF CROSS SECTION 1
OUTPUT HYDROGRAPH = 5
OUTPUT OPTIONS IN EFFECT SUM

DATA FIELD VALUES = .0129

RECORD ID B
73.0000 .3800

EXECUTIVE CONTROL OPERATION ENDDATA

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT

FROM XSECTION 1 TO XSECTION 1

RECORD ID 2YR

STARTING TIME = .00 RAIN DEPTH = 3.20 RAIN DURATION= 1.00 RAIN TABLE NO.= 2 ANT. MOIST. COND= 2
ALTERNATE NO.= 1 STORM NO.= 2 MAIN TIME INCREMENT = .05 HOURS

EXECUTIVE CONTROL OPERATION ENDCMP

COMPUTATIONS COMPLETED FOR PASS 4

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT

FROM XSECTION 1 TO XSECTION 1

RECORD ID 10YR

STARTING TIME = .00 RAIN DEPTH = 5.10 RAIN DURATION= 1.00 RAIN TABLE NO.= 2 ANT. MOIST. COND= 2
ALTERNATE NO.= 1 STORM NO.=10 MAIN TIME INCREMENT = .05 HOURS

EXECUTIVE CONTROL OPERATION ENDCMP

COMPUTATIONS COMPLETED FOR PASS 5

RECORD ID

EXECUTIVE CONTROL OPERATION COMPUT

FROM XSECTION 1 TO XSECTION 1

RECORD ID 100YR

STARTING TIME = .00 RAIN DEPTH = 7.10 RAIN DURATION= 1.00 RAIN TABLE NO.= 2 ANT. MOIST. COND= 2
ALTERNATE NO.= 1 STORM NO.=99 MAIN TIME INCREMENT = .05 HOURS

EXECUTIVE CONTROL OPERATION ENDCMP

COMPUTATIONS COMPLETED FOR PASS 6

RECORD ID

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD ID

R20 XEQ 4/19/96
REV 09/01/83

MADISON SQUARE FEDERAL SAVINGS BANK (94047HYD.T20) 05-10-95
ALT#1: EXISTING CONDITION ALT#2: PROPOSED CONDITION

JOB 1 SUMMARY
PAGE 4

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RAIN TABLE #	ANTEC MOIST COND	MAIN TIME INCREM (HR)	PRECIPITATION			RUNOFF AMOUNT (IN)	PEAK DISCHARGE				
						BEGIN (HR)	AMOUNT (IN)	DURATION (HR)		ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)	
<u>ALTERNATE 2 STORM 2</u>														
SECTION	1	RUNOFF	.01	2	2	.05	.0	3.20	24.00	1.36	---	11.99	14.52	1613.6
STRUCTURE	1	RESVOR	.01	2	2	.05	.0	3.20	24.00	1.36	---	11.99	14.52	1613.6
SECTION	2	RUNOFF	.00	2	2	.05	.0	3.20	24.00	.88	---	12.06	3.57	914.5
SECTION	3	ADDHYD	.01	2	2	.05	.0	3.20	24.00	1.22	---	11.99	17.63	1366.3
<u>ALTERNATE 2 STORM 10</u>														
SECTION	1	RUNOFF	.01	2	2	.05	.0	5.10	24.00	2.77	---	11.98	27.55	3061.2
STRUCTURE	1	RESVOR	.01	2	2	.05	.0	5.10	24.00	2.77	---	11.98	27.55	3061.2
SECTION	2	RUNOFF	.00	2	2	.05	.0	5.10	24.00	2.07	---	12.05	8.03	2059.8
SECTION	3	ADDHYD	.01	2	2	.05	.0	5.10	24.00	2.56	---	11.99	34.77	2695.1
<u>ALTERNATE 2 STORM 99</u>														
SECTION	1	RUNOFF	.01	2	2	.05	.0	7.10	24.00	4.35	---	11.98	41.33	4592.6
STRUCTURE	1	RESVOR	.01	2	2	.05	.0	7.10	24.00	4.35	---	11.98	41.33	4592.6
SECTION	2	RUNOFF	.00	2	2	.05	.0	7.10	24.00	3.80	---	12.05	13.08	3352.7
SECTION	3	ADDHYD	.01	2	2	.05	.0	7.10	24.00	4.10	---	11.99	53.24	4127.0
<u>ALTERNATE 1 STORM 2</u>														
SECTION	1	RUNOFF	.01	2	2	.05	.0	3.20	24.00	.68	---	12.14	7.41	574.5
<u>ALTERNATE 1 STORM 10</u>														
SECTION	1	RUNOFF	.01	2	2	.05	.0	5.10	24.00	1.76	---	12.13	18.75	1453.8
<u>ALTERNATE 1 STORM 99</u>														
SECTION	1	RUNOFF	.01	2	2	.05	.0	7.10	24.00	3.09	---	12.12	32.18	2494.3

R20 XEQ 4/19/96
REV 09/01/83

MADISON SQUARE FEDERAL SAVINGS BANK (94047HYD.T20) 05-10-95
ALT#1: EXISTING CONDITION ALT#2: PROPOSED CONDITION

JOB 1 SUMMARY
PAGE 5

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE ID	DRAINAGE AREA (SQ MI)	STORM NUMBERS.....		
		2	10	99
STRUCTURE 1	.01			
ALTERNATE 2		14.52	27.55	41.33
XSECTION 1	.01			
ALTERNATE 1		7.41	18.75	32.18
ALTERNATE 2		14.52	27.55	41.33
XSECTION 2	.00			
ALTERNATE 2		3.57	8.03	13.08
XSECTION 3	.01			
ALTERNATE 2		17.63	34.77	53.24



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

Mr. Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 347
Case No.: 96-345-JFH
Petitioner: David F. Wallace, Pres.

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

11
MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 9651 Belair Road

INFORMATION:

Item Number: 347

Petitioner: Madison Square Federal Savings Bank

Property Size: _____

Zoning: BL, DR3.5(H) and DR10.5(H)

Requested Action: Special Hearing

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and discussion with the applicant's representative, this office supports the request to allow business parking in a residential zone at this location.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 1, 1996

FROM: *[Signature]* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 1, 1996
Item Nos. 344, 346, (347), 348, 349, 350

The Development Plans Review Division has reviewed the subject zoning item, and we have no comment.

RWB:jrb

cc: File

ZONE4A

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW

Zoning Agenda:

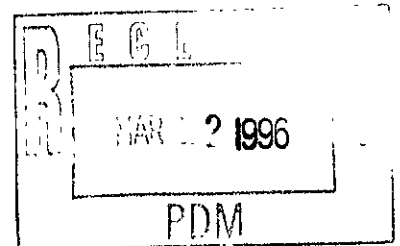
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347
AND 349. <|

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



April 25, 1996

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

Newton A. Williams, Esquire
Nolan, Plumhoff and Williams
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. Case Nos. XI-755 and 96-345-SPH
Development Plan Hearing and Petition for Special Hearing
Madison Square Federal Savings Bank, Applicant/Petitioner

Dear Mr. Williams:

This is to confirm that the Hearing Officer's hearing for the above captioned matter will be reconvened on Tuesday, May 7, 1996 at 4:00 P.M. The hearing will continue in Room 118 of the Old Court House.

As you are aware, the hearing was continued due to an amendment to the plan offered by the Developer/Petitioner on the morning of the hearing. That amendment relocated the storm water management facility to the rear of the lot. I have continued the hearing to allow the Department of Environmental Protection and Resource Management and interested neighbors an opportunity to evaluate this amendment.

I urge your client to forward all documentation which is necessary for DEPRM's review to that agency as soon as possible. Mr. Seeley, from DEPRM, indicated at the Hearing Officer's hearing that the prompt submission of the documents supporting the amendment would allow DEPRM to evaluate the amendment and offer its opinion on same at the continued hearing.

Please do not hesitate to contact me should you have any questions in this regard.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

c: Thomas L. Hennessey, Esquire
c: Don Rascoe, Project Manager, PDM
c: R. Bruce Seeley, DEPRM

MICROFILMED



RE: PETITION FOR SPECIAL HEARING
9651 Belair Road, SE/S Belair Road,
100' SW of c/l Kahlston Road, 11th
Election District, 5th Councilmanic

Madison Square Federal Savings Bank
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-345-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Suite 700, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: LAWRENCE SCHMIDT Date: 4/29/96
BALTIMORE CO. ZONING COMMISSIONER Job No.: 94047
400 WASHINGTON AVENUE Attention: LARRY SCHMIDT.
SUITE 113, TOWSON, MD 21204 Reference: MADISON SQUARE FED. SAVINGS BANK

We are sending you ☒ attached ☐ under separate cover: ☒ via HAND
☐ Shop drawings ☐ Samples ☐ Plans

Copies	Date	Number	Description
1			OVERLAY EXHIBIT B

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment

Remarks

DEAR MR. SCHMIDT:

AS PER YOUR REQUEST WE ARE RETURNING
OVERLAY EXHIBIT NO. B FOR YOUR USE AS PART
OF THE PUBLIC RECORD.

cc: MIKE MARUINE

Signed

PIKE HOKAN

MICROFILMED

1. The first
part of the
document is a
list of names of
the members of the
committee.

2. The second
part of the
document is a
list of names of the
members of the
committee.

3. The third part of the document is a list of names of the members of the committee.

4. The fourth part of the document is a list of names of the members of the committee.

5. The fifth part of the document is a list of names of the members of the committee.

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

TONY OKECHUKWU

DEPRM 401 BOSLEY AVE

BRUCE SEELY

DEPRM



REMICHOILMED

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

R. Bruce Seeley

DEPRM

Gayle Parks

DEPRM

Ervin McDaniel

Planning

WAYNE FEUERBORN

PLANNING

STEPHANY WRIGHT

PDM, Land Acquisition

BOB SPALL

SHA-707 N. CALVERT

Robert W. Bowling

PDM - DEV. Plans Rev.



RECEIVED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

LETTIE I HACK

7507 Bradshaw Rd. Kingsville Md 21087

MARY E. HOTSTETTER

7457 Bradshaw Rd., Kingsville, Md
21087

TOM TENNESSEE



MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Fred E Dietz

Box 441 - 5728 Glen ARM Rd

Glen ARM, Md. 21057

Wm. & Mary Hofstetter

7457 Bradshaw Rd.

Kingsville, Md. 21087



 MICROFILMED

By JDF

Subject MADISON SQUARE BANK

Date 4-26-96

PRELIMINARY SWALE DESIGN

Sheet 1 Of 4

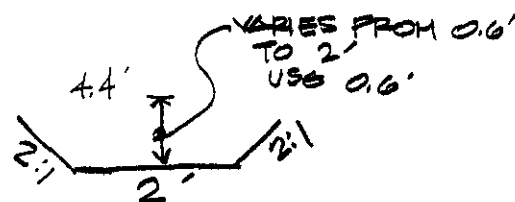
SWALE @ SOUTH PROPERTY LINE

$$Q = C I A$$

$$Q_{10} = 0.3(7.05)(0.18)$$

$$Q_{10} = 0.38 \text{ cfs}$$

*NOTE - DRAINAGE AREA TO SWALE @ END OF PARKING LOT



MAXIMUM SLOPE IN SWALE = 5% ±

$$\lambda = 0.030 \text{ (SEED \& MULCH)}$$

DETERMINE MAXIMUM DEPTH OF FLOW & VELOCITY

$$a = \frac{b+b_2}{2} h$$

$$a = \frac{2+4.4}{2} (0.6)$$

$$a = \frac{6.4}{2} (0.6)$$

$$a = 1.92$$

$$V = \frac{1.486}{0.03} (0.41)^{2/3} (0.05)^{1/2}$$

$$V = 49.53 (0.55) (0.22)$$

$$V = 5.99 \text{ fps}$$

$$a = Q$$

$$1.92 = \frac{Q}{5.99}$$

$$11.51 = Q$$

$$W_p = 1.34 + 2 + 1.34$$

$$W_p = 4.68$$

$$R = \frac{a}{W_p}$$

$$R = \frac{1.92}{4.68}$$

$$R = 0.41$$

Ref Ex 8

∴ SWALE CAN ACCOMMODATE $Q = 11.51 \text{ cfs}$, $V = 5.99 \text{ fps}$ @ 0.6' deep

CHECK SWALE W/SOD $\lambda = 0.04$ (MORE THAN 6" FLOW DEPTH)

$$V = \frac{1.486}{0.04} (0.41)^{2/3} (0.05)^{1/2}$$

$$V = 37.15 (0.55) (0.22)$$

$$V = 4.49 \text{ fps}$$

$$a = Q$$

$$1.92 = \frac{Q}{4.49}$$

$$8.62 = Q$$

MICROFILMED

∴ SWALE CAN ACCOMMODATE $Q = 8.62 \text{ cfs}$, $V = 4.49 \text{ fps}$ @ 0.6' deep

By JDF

Subject MADISON SQUARE BANK

Date 4.26.96

PRELIMINARY SWALE DESIGN

Sheet 2 Of 4

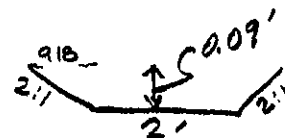
SWALE @ SOUTH PROPERTY LINE

DETERMINE ACTUAL FLOW DEPTH & VELOCITY FOR 10 YR.
STORM IN SWALE

$$Q_{10} = 0.38 \text{ cfs}$$

$$n = 0.030 \text{ (SEED \& MULCH)}$$

$$S = 5\%$$



$$a = \frac{b_1 + b_2}{2} h$$

$$a = \frac{2 + 4.18}{2} (0.09)$$

$$a = \frac{4.18}{2} (0.09)$$

$$a = 0.19$$

$$V = \frac{1.486}{0.03} (0.08)^{2/3} (0.05)^{1/2}$$

$$V = 47.53 (0.18) (0.22)$$

$$V = 1.96 \text{ fps}$$

$$W_p = 0.20 + 2 + 0.20$$

$$W_p = 2.40$$

$$a = \frac{Q}{V}$$

$$a = \frac{0.38}{1.96}$$

$$a = 0.19$$

$$R = \frac{a}{W_p}$$

$$R = \frac{0.19}{2.40}$$

$$R = 0.08$$

∴ DEPTH IS 0.09' W $V = 1.96 \text{ fps}$

By JDF

Subject MADISON SQUARE BANK

Date 4.26.96

PRELIMINARY SWALE DESIGN

Sheet 3 of 4

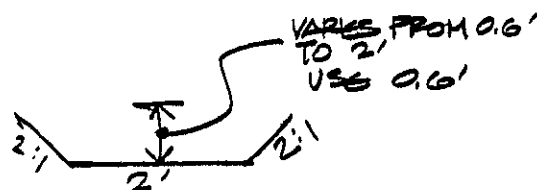
SWALE @ NORTH PROPERTY LINE

$$Q = C I \Delta$$

$$Q_{10} = (0.3)(7.05)(0.28)$$

$$Q_{10} = 0.59 \text{ cfs}$$

* NOTE: DRAINAGE AREA TO SWALE @ END OF PARKING LOT



MAXIMUM SLOPE IN SWALE = 6.5% ±
 $n = 0.030$ (SEED & MULCH)

DETERMINING MAXIMUM DEPTH OF FLOW & VELOCITY

$$a = \frac{b_1 + b_2}{2} h$$

$$a = \frac{2 + 2}{2} (0.6)$$

$$a = \frac{6.4}{2} (0.6)$$

$$a = 1.92$$

$$V = \frac{1.486}{0.03} (0.41)^{2/3} (0.065)^{1/2}$$

$$V = 49.53 (0.55) (0.25)$$

$$V = 6.81 \text{ fps}$$

$$a = \frac{Q}{V}$$

$$1.92 = \frac{Q}{6.81}$$

$$13.08 = Q$$

$$W_p = 1.34 + 2 + 1.34$$

$$W_p = 4.68$$

$$R = \frac{a}{W_p}$$

$$R = \frac{1.92}{4.68}$$

$$R = 0.41$$

∴ SWALE CAN ACCOMMODATE $Q = 13.08 \text{ cfs}$, $V = 6.81 \text{ fps}$ @ 0.6' deep

CHECK SWALE W/ SOD $n = 0.04$ (MORE THAN 6" FLOW DEPTH)

$$V = \frac{1.486}{0.04} (0.41)^{2/3} (0.065)^{1/2}$$

$$V = 37.15 (0.55) (0.25)$$

$$V = 5.11 \text{ fps}$$

$$a = \frac{Q}{V}$$

$$1.92 = \frac{Q}{5.11}$$

$$9.81 = Q$$

∴ SWALE CAN ACCOMMODATE $Q = 9.81 \text{ cfs}$, $V = 5.11 \text{ fps}$ @ 0.6' deep

By JDF

Subject MADISON SQUARE PARK

Date 4.26.96

PRELIMINARY SWALE DESIGN

Sheet 4 Of 4

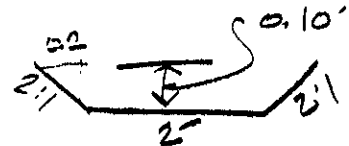
SWALE @ NORTH PROPERTY LINE

DETERMINE ACTUAL FLOW DEPTH & VELOCITY FOR 10 YR. STORM IN SWALE

$$Q_{10} = 0.59 \text{ cfs}$$

$$n = 0.030 \text{ (SEED \& MULCH)}$$

$$S = 6.5\%$$



$$a = \frac{b_1 + b_2}{2} h$$

$$a = \frac{2' + 2.44'}{2} (0.10)$$

$$a = \frac{4.4}{2} (0.10)$$

$$a = 0.22$$

$$V = \frac{1.486}{0.030} (0.09)^{2/3} (0.065)^{1/2}$$

$$V = 49.53 (0.20) (0.25)$$

$$V = 2.48 \text{ fps}$$

$$W_p = 0.22 + 2 + 0.22$$

$$W_p = 2.44$$

$$a = \frac{Q}{V}$$

$$a = \frac{0.59}{2.48}$$

$$a = 0.23$$

$$R = \frac{a}{W_p}$$

$$R = \frac{0.22}{2.44}$$

$$R = 0.09$$

\therefore DEPTH IS 0.10' @ $V = 2.48 \text{ fps}$

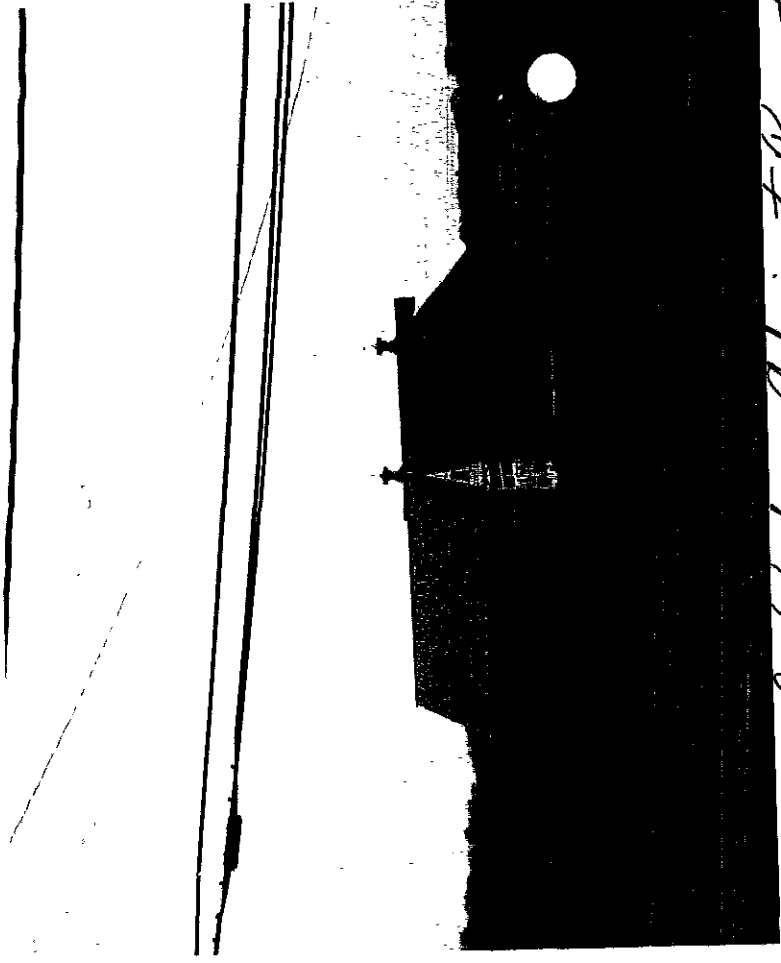


A. SE/5 of Belair Road, Small Center and adjacent property, former Moore Property.

2/10/1

Madison Square Federal Savings Bank Site

MICROFILMED



C. Part of Adjacent Property.



D. Looking at NE/S of Moore Property.

ENCLOSURE



D. Looking NW toward Belair Rd.
on site

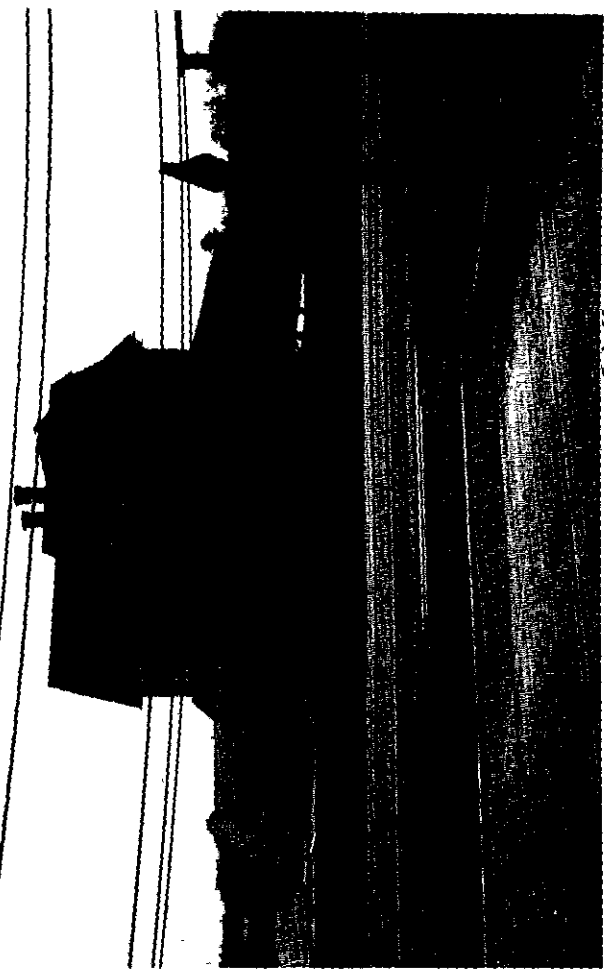


E. Same view more N.W.

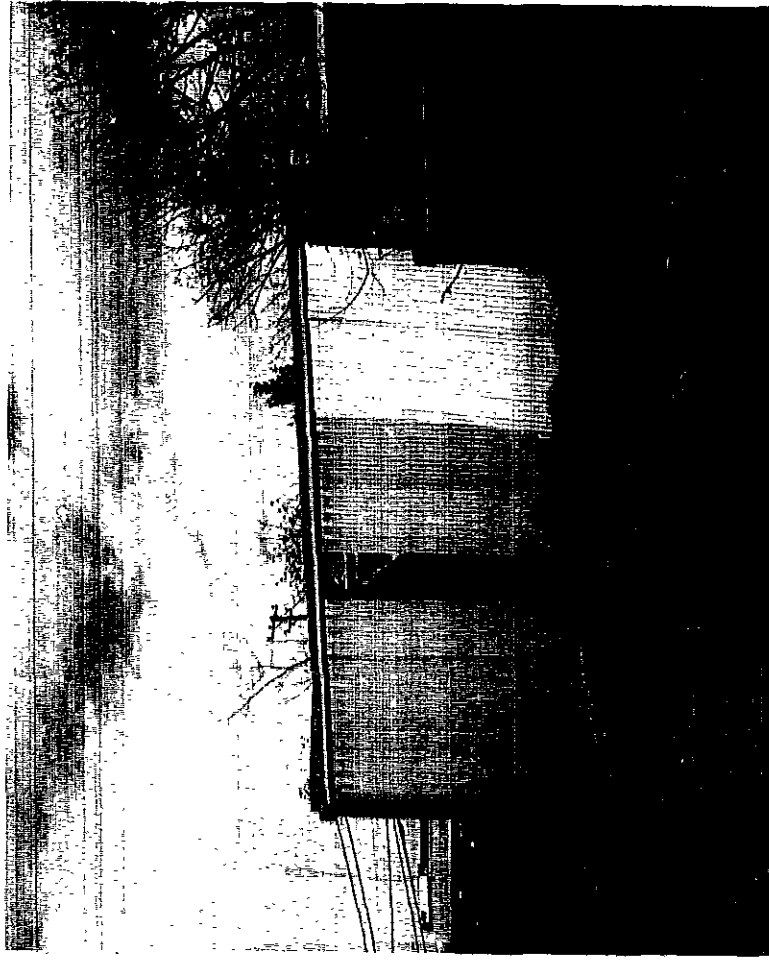
MICROFILMED



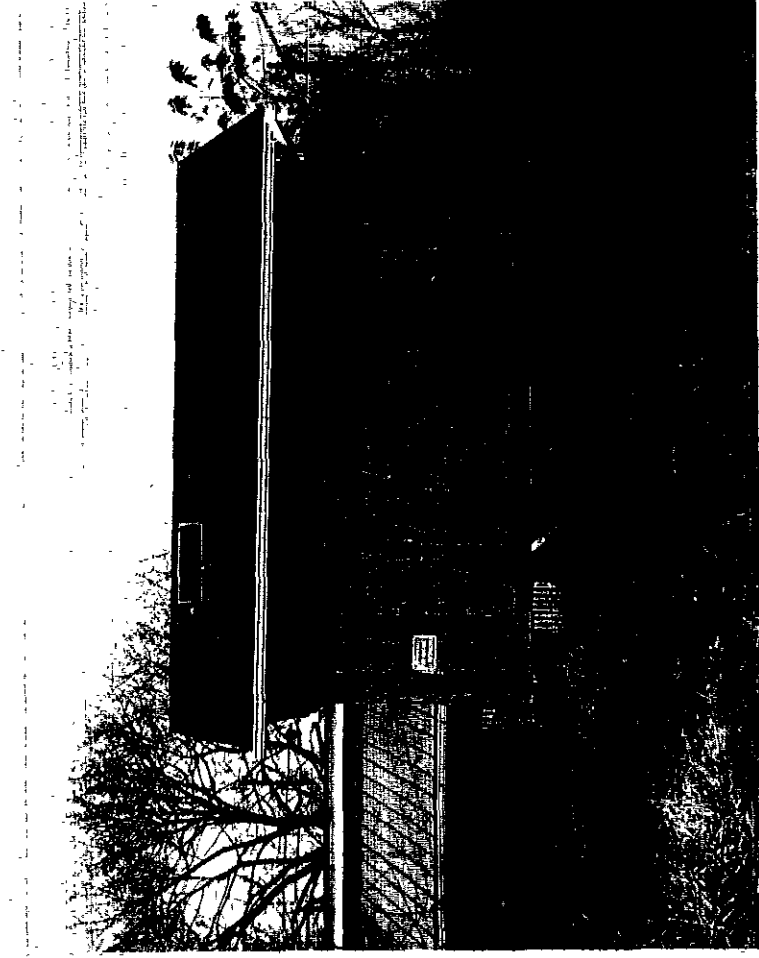
F, Adjacent Property Property from opposite side of Belair Rd.



MICROFILMED



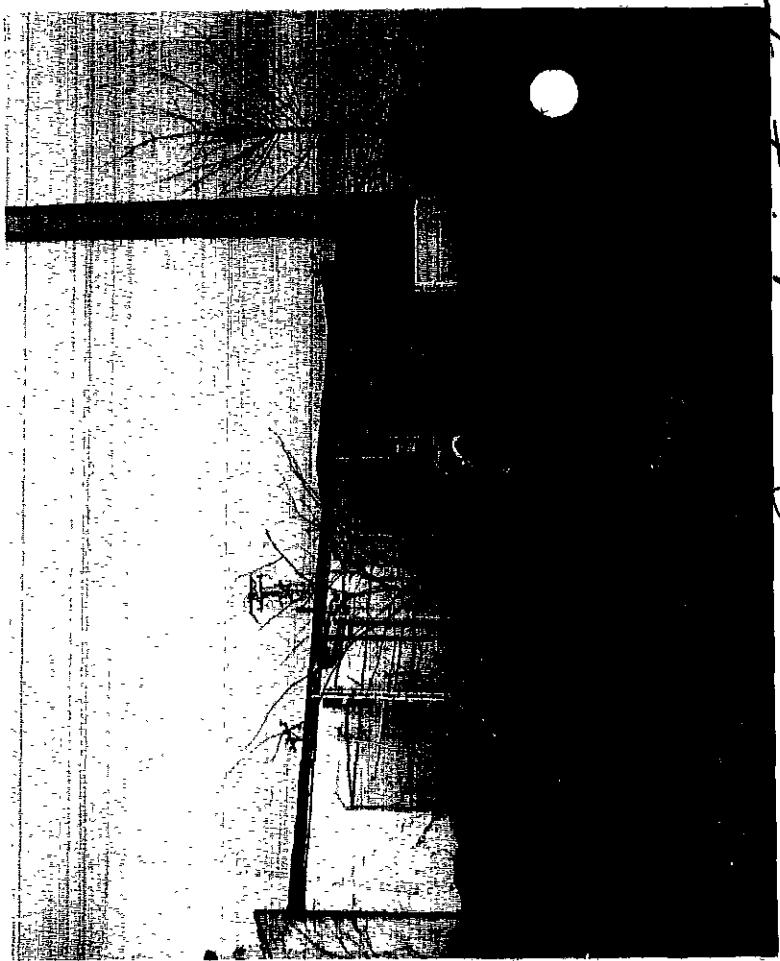
6. Rear of present farm buildings — looking NW



UNRECORDED



24. Small center to NE looking
across Belair Rd.



25. Rear of adjacent center, and
Cellular Phone Tower.

RECEIVED

96-345-SFH



1
Posted 3/27/96

MICROFILMED

5/6/94

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Newton A. Williams

700 Court Towers 21204

DAWN A. MILAS

57401 BERRARD 21206

Mark F. Duleaf

400 Alley Henry Ave 21207

James Gotsch

200 E. Pennsylvania Ave. 21286

MIKE HOEHN

200 E. PENNSYLVANIA AVE 21286

RICHARD A AKD

5604 BIRCHWOOD AVE 21214

MIKE MAGUIRE

200 E PENNSYLVANIA AVE 21286

ED HALE

"

"



Printed with Soybean Ink
on Recycled Paper

MICROFIL MED

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

LETTIE I HACK

7507 Bradshaw Rd. Kingsville Md 21087

MARY E. HOTSTETTER

7457 Bradshaw Rd., Kingsville, Md
21087

TOM TENNESSEE

MICROFILMED

IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING SE/S Belair Road, SW of Forge Road, (9651 Belair Road) 11 Election District 5th Councilmanic District Madison Square Federal Sav. Bank Madison Square Federal Savings Bank, Applicant

* BEFORE THE HEARING OFFICER/
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. XI-755 & 96-345-SPH

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined hearing, pursuant to the authority in Section 26-206.1 of the Baltimore County Code, for the property located at 9651 Belair Road in Perry Hall. The Petitioner/Developer, Madison Square Federal Savings Bank, Inc., seeks approval of the development plan for the subject site plan, prepared by Daft, McCune, Walker, Inc., marked as Petitioner's Exhibit No. 7A. In addition to relief requested, pursuant to the development regulations, the Petitioner also seeks approval of a Petition for Special Hearing; to allow business parking in a residential zone, as shown on the development plan.

As noted above, this matter came in as a combined hearing for both development plan consideration and zoning relief. The Hearing Officer's hearing/zoning hearing represents the final stage of Phase I of the development process as codified in the development regulations contained in the Baltimore County Code. As to the history of the project through Phase I, a concept plan for the proposal was initially submitted on December 18, 1995. Thereafter a Community Input Meeting was held on February 8, 1996 at the Gunpowder Elementary School. The Development Plan was submitted and a conference was held thereon on April 4, 1996. The Hearing Officer's hearing was scheduled and held on April 24, 1996. For reasons explained hereinafter, the hearing was continued and resumed on a second day on May 7, 1996.

Appearing at the requisite public hearings were Dawn A. Mills and Lester Horn on behalf of the Developer/Petitioner, Madison Square Federal Savings Bank, Inc. Also present was Richard C. Barton, an architect, who prepared renderings of the subject building which were examined at the hearing. Also present on behalf of the Developer/Petitioner was Richard Hoehn from Daft, McCune, Walker, Inc. Mr. Hoehn is an expert in issues relating to storm water management. Also appearing from that company were James Gotsch, Michael McGuire and Edmund Hallie. The Developer/Petitioner was represented by Newton A. Williams, Esquire.

Appearing as interested persons were Fred E. Dietz, William and Mary Hofstetter and Lettie I. Hack. They were represented by Thomas Hennessey, Esquire.

Also present were representatives of the various Baltimore County agencies who evaluated the project. These included Don Rascoe, the Project Manager, and Stephany Wright, from the Office of Permits and Development Management (PDM), Robert W. Bowling from Development Plans Review Division, Ervin McDaniel and Wayne Feuerborn from the Office of Planning (OP), R. Bruce Seeley and Gayle Parks from the Department of Environmental Protection and Resource Management (DEPRM), and Bob Small from the State Highway Administration.

An examination of the site plan shows that the subject property is approximately 8.27 acres in area, split zoned B.L., D.R.10.5 and D.R.3.5. The site is a long, narrow and rectangularly shaped parcel with frontage on Belair Road. The front portion of the property (1.71 acres) is zoned B.L., the middle portion of the property (2.96 acres) is zoned D.R.10.5, and the rear portion of the site (3.60 acres) is zoned D.R.3.5. The site lies within the Honeygo district and is surrounded by mixed uses. Adjacent to the site towards the northeast are several retail outlets, includ-

ing a liquor store. Residences owned by the Dietz family abut the property to the southwest.

The Developer/Petitioner proposes a two phase development for the site. Initially to be constructed is a single story 4500 sq. ft. bank building which will be located on the front portion of the site facing Belair Road. The Developer plans to construct this building immediately upon obtaining the necessary development plan and zoning approvals. Ultimately, a second phase of construction will be undertaken so as to build an office building to the rear of the bank. The office building will be internally connected to the bank building and will contain three levels. It is anticipated that the office building will be utilized strictly by bank personnel.

In this regard, Ms. Dawn Wells, Vice President of the bank, testified extensively about the bank's history and operation. She noted that the bank presently has offices in Fallston and Garndville. She described the operation as a community bank and that the institution was looking for a site in Perry Hall. The bank building will provide a branch for bank customers in Perry Hall. The office and headquarters building, which will be constructed later, is proposed to provide needed storage and office space.

The hearing before me was bifurcated and, as required by Code, open and unresolved development plan comments were first identified. Ervin McDaniel, from the Office of Planning, indicated that his agency had no open issues, however, wanted architectural elevation drawings of the proposed structures to be attached to the development plan. Counsel for the Developer indicated that such a condition was not objectionable and that the plans would be so attached. Bob Small, from State Highway Administration, asked that the plan be amended to show the proposed dedication for highway widening. He noted that widening of Belair Road in this area

by the State was an ongoing project. He also asked that a note be added on the plan indicating that if the plan was not approved or the project did not go forward prior to the time that the State Highway Administration completed its widening, that the Developer would be responsible for construction of vehicular entrances to the site as shown on the plan. Again, the Developer indicated that these minor corrections were acceptable. Robert Bowling, from Development Plan Review, indicated that the sidewalk on the frontage of the property should be shown on the plan. This condition was also agreed to by the Developer. Mr. Seeley, from DEPRM, identified a number of issues, many of them minor. He recommended that the standard forest buffer notes be added to the plan and that the forest buffer access easement of 10 ft., or a suitable alternative, need be shown. He also noted that the forest buffer and easement area should be recorded among the Land Records of Baltimore County. These items were quickly agreed to by the Developer.

The final issue raised by both DEPRM and Mr. Hennessey, on behalf of his clients, related to the storm water management disposal system. Mr. Hennessey's clients own property immediately adjacent to the southwest side of the site and are particularly concerned about the proposed construction on the property and grading of same. Mr. Hennessey expressed concerns that adding impervious area and construction of the storm water management pond on the rear of the site could have a detrimental impact on his client's property.

In this regard, it is to be noted that originally the development plan showed for construction of a storm water management pond on the center portion of the site, immediately adjacent to a proposed parking area. A parking lot will be provided immediately adjacent to the bank for customers and a lot is also proposed to be located behind the office building for employees. On the original development plan, the storm water

management pond facility was located immediately adjacent to the employee parking area. However, the plan was amended and the storm water management facility relocated to the rear of the site. As explained by Mr. Hoehn and Mr. Gotsch, this change was undertaken for a variety of reasons, chiefly to take advantage of the grade of the property and the soils located thereon. It was indicated that the amount of fill necessary to grade the front portion of the site and provide a level area for construction could be obtained through the excavation of the rear of the site and construction of the storm water management pond.

In this regard, the hearing was continued so as to allow DEPRM the opportunity to examine the implications of the relocation of the pond. The hearing was conducted on two different days, separated by an approximate two weeks period, allowing all parties an opportunity to review the changes offered at the initial hearing.

Testimony on these changes came from the Developer's experts, including both Mr. Hoehn and Mr. Gotsch. Both of these witnesses described the grade of the property and the topography of the site. They noted that the property is at its highest at Belair Road and gradually slopes towards the stream in the rear of the property. The site is also unusual by view of the fact that although it is only 200 ft. wide, it is approximately 1800 ft. deep.

Extensive testimony was offered by these witnesses, both during direct examination and on cross-examination, regarding the re-location of storm water management pond. I am persuaded, based on the information offered during that questioning, that the proposed storm water management facility is appropriate and will not detrimentally affect surrounding locales. Mr. Hennessey's questions of the witnesses were particularly detailed and the answers provided during cross-examination were persuasive. It is also of significant note that DEPRM, during the two week

recess of this hearing, evaluated the proposal and that agency's representatives were persuaded that the plan was appropriate.

Based upon the totality of the testimony and evidence offered, I am, therefore, persuaded that the plan is in compliance with all County policies, regulations and procedures and should be approved. But for the addition to the plan of minor technical notes, as described above, it is clear that the proposal meets or exceeds all County standards. This is an appropriate development plan and utilization of this property.

As to the Petition for Special Hearing, relief is requested to allow business parking in a residential zone, as shown on the plan. As noted above, the property is split zoned with the front portion of the site zoned B.L. and the middle and rear portions of the site carrying a residential zoning classification. A portion of the parking area to serve the office building is located on the mid portion of the site, zoned D.R.10.5. Thus, special hearing relief is required, pursuant to Section 409.5 of the BCZR.

The testimony and evidence offered in support of the zoning case was uncontradicted and persuasive. The lot will be properly screened and limited to automobile traffic only. I am convinced that a grant of the Petition for Special Hearing will not result in any detriment to the health, safety or general welfare of the surrounding locale. Thus, the Petition for Special Hearing should and will be approved.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of May, 1996, that the development plan submitted in

the within case as Developer/Petitioner's Exhibit No. 7A, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to permit business parking in a residential zone, as shown on the development plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

LAWRENCE E. SCHULTZ
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5/17/96
By M. Hork

LESS: mm

Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 9651 Belair Road

which is presently zoned B.L., D.R. 3.5 (R)

This Petition shall be filed with the Office of Zoning Administration & Development Management, D.R. 10.5 (R). The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A special hearing to allow business parking in a residential zone as shown on the attached site plan.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s):
N/A
(Type or Print Name)

Signature: Madison Square Federal Savings Bank
(Type or Print Name)

Signature: David F. Wallace, President
(Type or Print Name)

Address: 5401 Belair Rd. 488-4800
(Type or Print Name)

City: Baltimore, MD 21206
(Type or Print Name)

State: MD
(Type or Print Name)

City: Baltimore, MD 21206
(Type or Print Name)

State: MD
(Type or Print Name)

City: Baltimore, MD 21206
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City: Baltimore, MD 21206
(Type or Print Name)

State: MD
(Type or Print Name)

DMW

John M. Walker, Inc.
2001 E. Drexel Avenue
Baltimore, Maryland 21204
(410) 286-1155
FAX: (410) 286-1156
A Division of Land Planner
Landmark Architects
1000 North Avenue
Baltimore, Maryland 21204

Description 76-345-SPH
To Accompany Petition for Special Hearing
2.96 Acre Parcel
Southeast of Belair Road
Eleventh Election District, Baltimore County, Maryland

Beginning from the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Kahlston Road with the centerline of Belair Road, 60 feet wide, (1) South 41 degrees 58 minutes 38 seconds West 100 feet, more or less, and thence (2) South 49 degrees 04 minutes 52 seconds East 407 feet, more or less, to the point of beginning, said point of beginning being situate in the dividing line between the land zoned BL and the land zoned DR-10.5 H as shown on the Baltimore County Official Zoning Map NE 11-H (revised effective January 14, 1995), thence leaving said point of beginning and running (1) South 49 degrees 04 minutes 52 seconds East 650 feet, more or less, to intersect the dividing line between the land zoned DR-10.5 H and the land zoned DR-3.5 H as shown on the above referenced Official Zoning Map, thence running and binding thereon (2) South 41 degrees 58 minutes 38 seconds West 200 feet, more or less, thence running (3) North 48 degrees 58 minutes 35 seconds West 650 feet, more or less, to intersect the first hereinmentioned dividing line, thence running and

Page 1 of 2

binding thereon (4) North 41 degrees 58 minutes 38 seconds East 198 feet, more or less, to the point of beginning, containing 2.96 acres of land, more or less.
THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.
March 13, 1996
Project No. 94047 (L94047)

W. Carl Richards, Jr.

Page 2 of 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 3/27/96
Posted for:
Petitioner: Madison Square Federal Savings
Location of property: 9651 Bel Air Rd
Location of Sign: Facing Bel Air Rd on picture
Remarks:
Posted by: Jacqueline W. Hosh Date of return:
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/28, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/28, 1996.

THE JEFFERSONIAN,
A. H. Harrison
LEGAL AD. - TOWSON
Publication

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case #96-345-SPH (Item 347)
9651 Bel Air Road
Southeast of Belair Road, 100' SW of c/l Kahlston Road
11th Election District - 5th Councilmanic
Legal Owner: Madison Square Federal Savings Bank

Special Hearing: to allow business parking in a residential zone.
Hearing: Wednesday, April 24, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearing not held. Petitioner advised by letter dated 4/10/96.
(2) For information concerning the file and/or hearing, please call 867-3353.

3/28 March 28 04810

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/27/96 ACCOUNT 96-345-SPH
FROM Madison Square Federal Savings AMOUNT \$ 285.00
RECEIVED FROM Madison Square Federal Savings AMOUNT \$ 285.00
FOR: Posting Signs

DATE/TIME: _____ VALIDATION OR SIGNATURE OF CASHIER
INITIALS: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 347 Petitioner: Madison Square Federal Savings

Location: Road of 9651 Bel Air Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Newton A. Williams, Esq., Plumbhoff & Williams

ADDRESS: 700 Court Towers, 210 W. Pennsylvania Ave.

Towson, Md. 21204

PHONE NUMBER: 823-7800

TO: JEFFERSON PUBLICATION COMPANY
March 28, 1996 Issue - Jeffersonian

Please forward billing to:

Newton A. Williams, Esq.
Nolan, Plumbhoff & Williams
700 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204
823-7800

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-345-SPH (Item 347)
9651 Bel Air Road
SE/S Belair Road, 100' SW of c/l Kahlston Road
11th Election District - 5th Councilmanic
Legal Owner: Madison Square Federal Savings Bank

Special Hearing to allow business parking in a residential zone.

HEARING: WEDNESDAY, APRIL 24, 1996 at 10:00 a.m. in Room 118, Old Courthouse

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3351.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 28, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING
Project Number: XI-755
Project Name: Madison Square Federal Savings
Location: SE/S Belair Road, SW of Forge Road
Acres: 8.27
Developer: Madison Square Federal Savings Bank
Proposal: 25,500 sq. ft. bank and office building

CASE NUMBER: 96-345-SPH (Item 347)
9651 Belair Road
SE/S Belair Road, 100' SW of c/l Kahlston Road
11th Election District - 5th Councilmanic
Legal Owner: Madison Square Federal Savings Bank

Special Hearing to allow business parking in a residential zone.

HEARING: WEDNESDAY, APRIL 24, 1996 at 10:00 a.m. in Room 118, Old Courthouse

Arnold Jablon
Director

cc: David F. Wallace/Madison Square Federal Savings Bank
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3351.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

Mr. Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No.: 347
Case No.: 96-345-SPH
Petitioner: David F. Wallace, Pres.

Dear Mr. Williams:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 1, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (867-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: March 25, 1996
FROM: Arnold F. "Pat" Keller, III, Director, OP
SUBJECT: 9651 Belair Road

INFORMATION:
Item Number: 347
Petitioner: Madison Square Federal Savings Bank
Property Size: _____
Zoning: BL, DR3.5(H) and DR10.5(H)
Requested Action: Special Hearing
Hearing Date: 4/1

SUMMARY OF RECOMMENDATIONS:
Based upon a review of the information provided and discussion with the applicant's representative, this office supports the request to allow business parking in a residential zone at this location.

Prepared by: Jeffrey W. Long
Division Chief: George L. Kerns
PK/JL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: April 1, 1996
Department of Permits & Development Management

FROM: Robert M. Bowling, Chief
Development Plans Review Division
Department of Permits & Development Management

SUBJECT: Zoning Advisory Committee Meeting
for April 1, 1996
Item Nos. 344, 346, 347, 348, 349, 350

The Development Plans Review Division has reviewed the subject zoning item, and we have no comment.

RMB:jrb
cc: File

ZONE4A

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347 AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

April 25, 1996

(410) 887-4386

Newton A. Williams, Esquire
Nolan, Plumbhoff and Williams
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. Case Nos. XI-755 and 96-345-SPH
Development Plan Hearing and Petition for Special Hearing
Madison Square Federal Savings Bank, Applicant/Petitioner

Dear Mr. Williams:

This is to confirm that the Hearing Officer's hearing for the above captioned matter will be reconvened on Tuesday, May 7, 1996 at 4:00 P.M. The hearing will continue in Room 118 of the Old Court House.

As you are aware, the hearing was continued due to an amendment to the plan offered by the Developer/Petitioner on the morning of the hearing. That amendment relocated the storm water management facility to the rear of the lot. I have continued the hearing to allow the Department of Environmental Protection and Resource Management and interested neighbors an opportunity to evaluate this amendment.

I urge your client to forward all documentation which is necessary for DEPRM's review to that agency as soon as possible. Mr. Seely, from DEPRM, indicated at the Hearing Officer's hearing that the prompt submission of the documents supporting the amendment would allow DEPRM to evaluate the amendment and offer its opinion on same at the continued hearing.

Please do not hesitate to contact me should you have any questions in this regard.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

c: Thomas L. Hennessey, Esquire
c: Don Rascoe, Project Manager, PDM
c: R. Bruce Seely, DEPRM

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
9651 Belair Road, SE/S Belair Road, * ZONING COMMISSIONER
100' SW of c/l Kahiston Road, 11th * OF BALTIMORE COUNTY
Election District, 5th Councilmanic *
Madison Square Federal Savings Bank * CASE NO. 96-345-SPH
Petitioner *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
George S. Dimin
CAROLE S. DEBILLO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumbhoff & Williams, Suite 700, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

TRANSMITTAL

DMW
Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410-206-3333
Fax 206-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

To: LAWRENCE SCHMIDT Date: 4/24/96
BALTIMORE ZONING COMMISSIONER Job No.: 96047
400 WASHINGTON AVENUE Attention: LARRY SCHMIDT
SUITE 112, TOWSON, MD 21204 Reference: MADISON SQUARE FEDERAL SAVINGS BANK
We are sending you ☒ attached ☐ under separate cover ☒ via MAIL
☐ Shop drawings ☐ Samples ☐ Plans

Copies	Date	Number	Description
1			OVERLAY EXHIBIT 3

These are transmitted as checked below:
☐ For approval ☐ Approved as submitted ☐ Resubmit ☐ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ☐ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ☐ corrected prints
☐ For review and comment

Remarks:

DEAR MR. SCHMIDT:
As per your request we are returning
OVERLAY EXHIBIT NO. 3 for your use as part
of the public record.

cc: MIKE MAGUIRE Signed: PAUL HAZAN

PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
TONY ORECHAKOV	DEPRM 401 BOSLEY AVE
BOB SEELY	DEPRM

PLEASE PRINT CLEARLY BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
R. Bruce Seely	DEPRM
James Pakes	DEPRM
Steve Pakes	Planning
WAYNE FEVERBEE	Planning
STEVEN WILSON	Planning
CHUCK BARK	Planning
CHRIS CROFT	Planning

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Newton A. Williams, Esq.	200 Court Towers 21204
David A. Hines, VP	5401 BELAIR RD 21206
John Hines	5401 BELAIR RD 21206
RICHARD C. BARTON, Attorney	6412 York Rd. 21212
ROBERT HAZAN	200 PENNSYLVANIA AVE 21206

5/6/96

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Newton A. Williams	200 Court Towers 21204
David A. Hines	5401 BELAIR RD 21206
Michael G. Hines	4700 Lillingham Ave 21207
James Gotsch	200 E. Pennsylvania Ave. 21286
PAUL HAZAN	200 E. PENNSYLVANIA AVE 21286
WILLIAM A. AND	5104 BIRCHWOOD AVE 21214
MIKE MAGUIRE	200 E. PENNSYLVANIA AVE 21286
ED HALE	" "

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
FRANK E. DIELZ	Box 441 - 5728 Glen ARM Rd Glen ARM, Md 21037
Wm. & MARY HASTETTER	7457 Bradshaw Rd. Kingville, Md. 21037

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
LETTIE T. HACK	7457 Bradshaw Rd. Kingville, Md 21037
MARY E. HASTETTER	7457 Bradshaw Rd., Kingville, Md 21037

Hydrology Study

Madison Square Federal Savings
Perry Hall, Maryland

DMW Project No. 94047

May 1995
Revised April 1996
Revised April 26, 1996: As Exhibit 9

DMW

Prepared For:
Madison Square Federal Savings Bank
3401 Baker Road
Beltsville, Maryland 21106
410-488-4800
Fax 488-7823

Prepared By:
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
410-296-3323
Fax 296-1765
dmw@dmw.com

Daft-McCune-Walker, Inc.

EXHIBIT 9

200 East Pennsylvania Avenue • Towson, Maryland 21286

By: JDF

Design Computations

I.O. 74047

Date: 4-26-96

Subject: MADISON SQUARE BANK

Sheet 1 of 4

SWALE @ SOUTH PROPERTY LINE

$Q_1 = 0.1A$

$Q_{10} = 0.3(1.05)(0.10)$

$Q_{10} = 0.030 cfs$

*NOTE - DRAINAGE APED TO SWALE @ END OF
PARKING LOT

MAXIMUM SLOPE IN SWALE = 5% =

$\gamma = 0.030$ (SEED & MUNCH)

DETERMINE MAXIMUM DEPTH OF FLOW & VELOCITY

$a = \frac{b+1}{2}$

$a = \frac{1.456}{2}(0.06)$

$a = \frac{0.06}{2}(0.06)$

$a = 1.92$

$V = \frac{1.486}{4.49}(0.41)^{2/3}(0.05)^{1/2}$

$V = 4.53(0.55)(0.22)$

$V = 5.99 f/s$

$Wp = 1.34 + 2 + 1.34$

$Wp = 4.68$

$R = \frac{Wp}{4.49}$

$R = \frac{1.92}{4.49}$

$R = 0.41$

\therefore SWALE CAN ACCOMMODATE $Q = 11.51 cfs$, $V = 5.99 f/s$ @ 0.6' deep

CREOL SWALE $Wp = 0.04$ (MORE THAN 6" FLOW DEPTH)

$V = \frac{1.486}{4.49}(0.41)^{2/3}(0.05)^{1/2}$

$V = 37.15(0.55)(0.22)$

$V = 4.49 f/s$

$a = \frac{0.06}{2}$

$1.92 = \frac{0.06}{2}$

$0.62 = Q$

\therefore SWALE CAN ACCOMMODATE $Q = 0.62 cfs$, $V = 4.49 f/s$ @ 0.6' deep

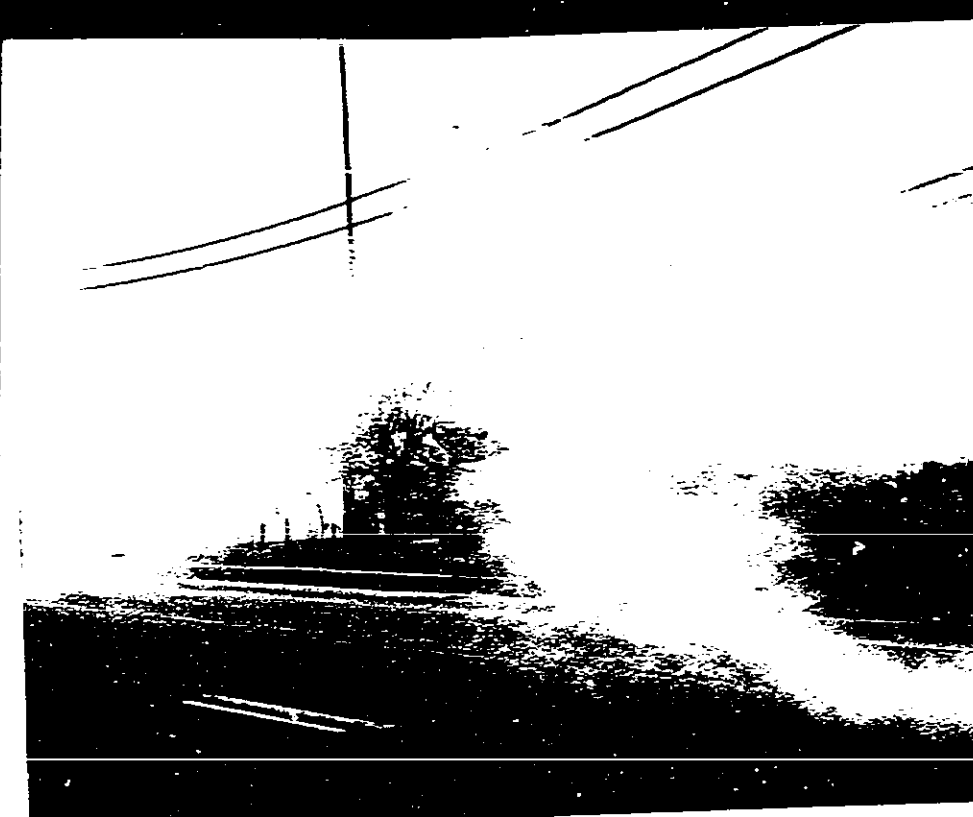


Looked 3/17/96



A. SE/15 of Belair Road, Small Center and adjacent property, former Moore Property.

Madison Square Federal Savings Bank site



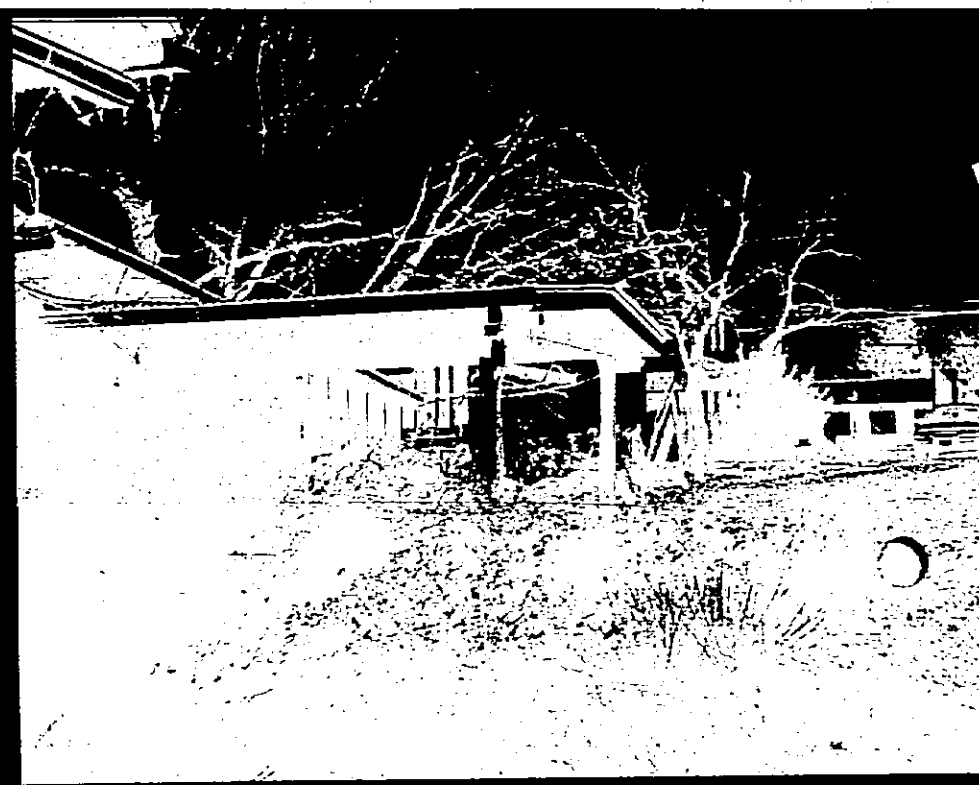
B. Looking at NE/15 of Moore Property.



C. Part of Adjacent Property



D. Looking NW toward Belair Rd.
on site



E. Same view more NW.



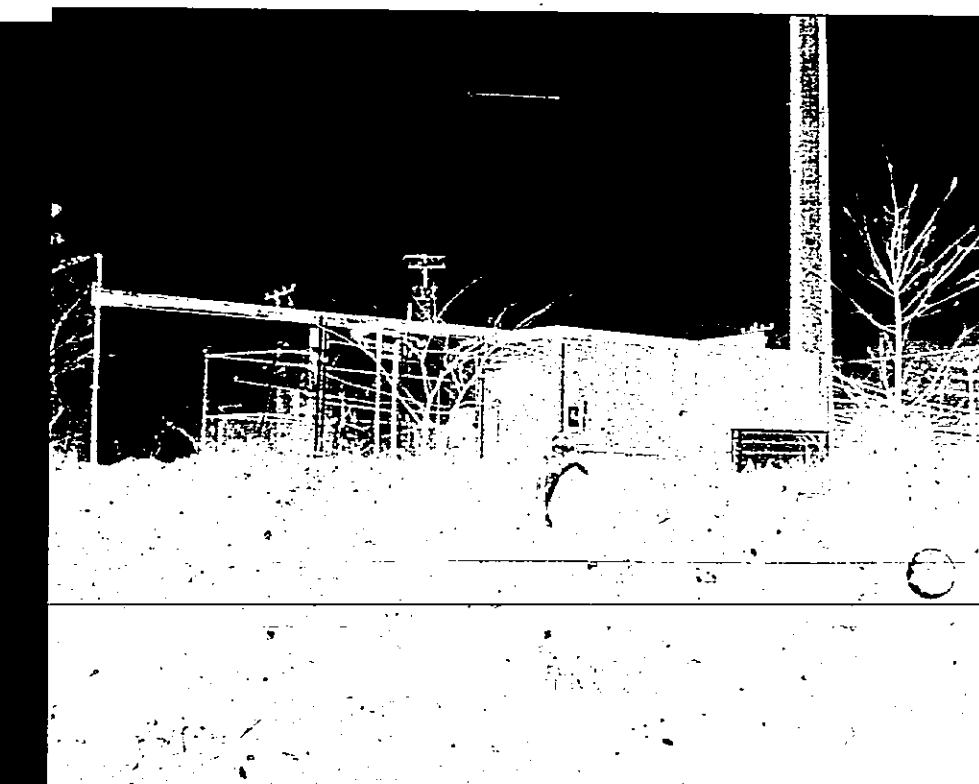
F. Adjacent Rectory Property from opposite side of Belair Rd.



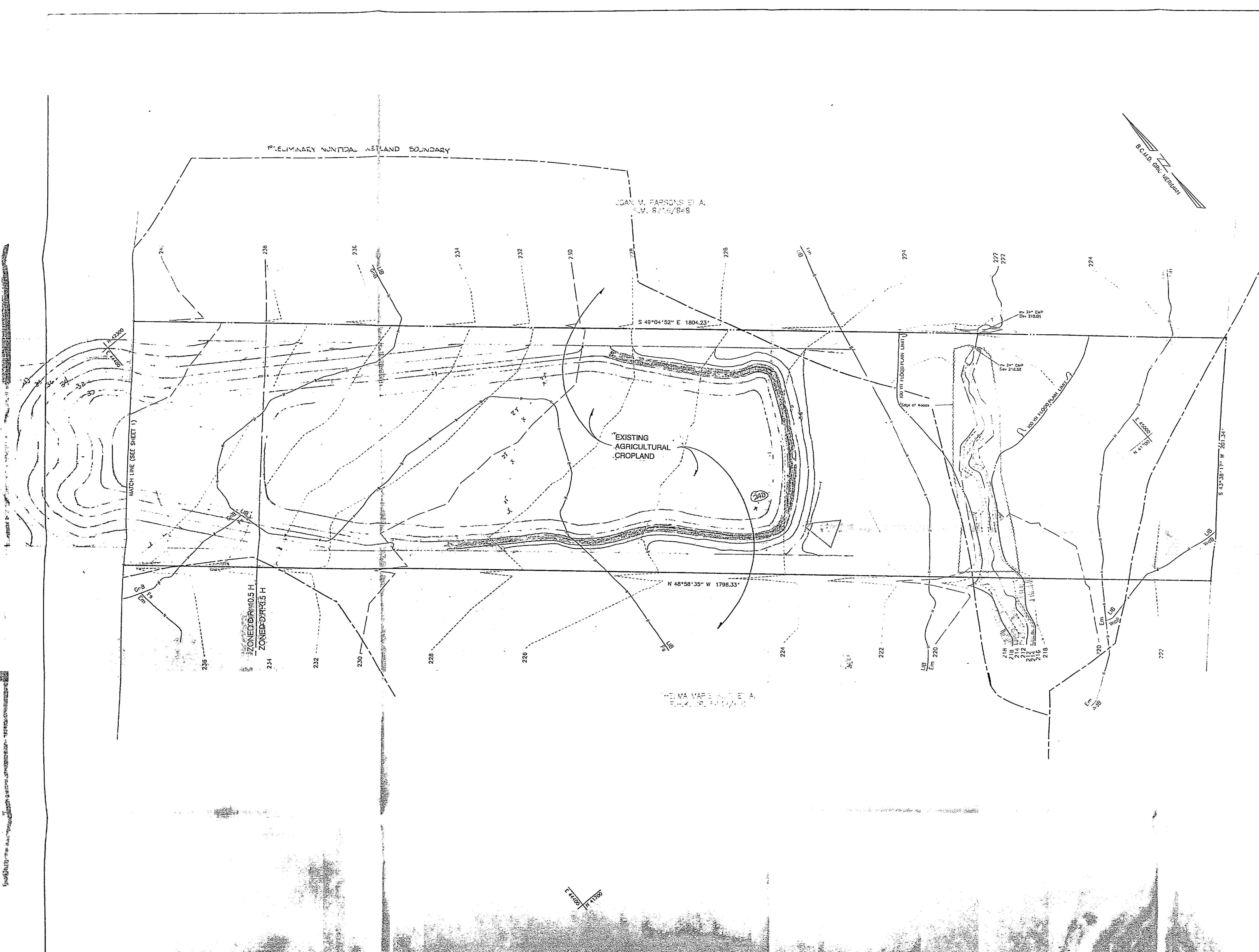
G. Rear of present farm buildings — looking NW



H. Small center to NE looking
across Belair Rd.



I. Rear of adjacent center, and
Cellular Phone Tower.



CATHERINE L. OPPENHEIM
S.W. 9/11/795

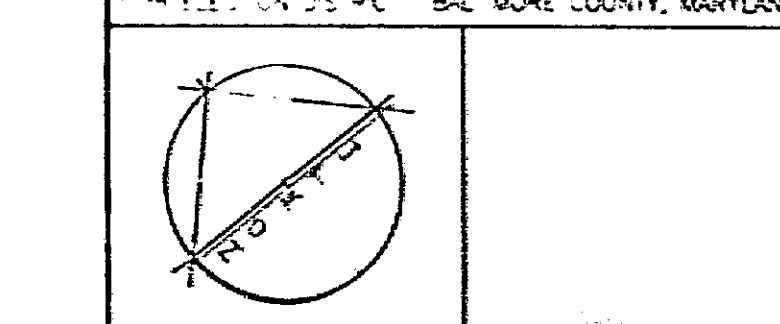
display
sheet 17

PDM File # XI-755
Scale 1" = 30'

DEVELOPMENT PLAN

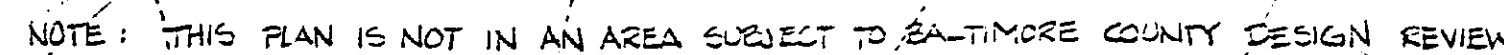
DMW
Daft - McCune - Walker, Inc.

SITE CONSTRAINTS MAP
MADISON SQUARE
FEDERAL SAVINGS BANK
9551 BELAIR ROAD
PERRY HALL, MARYLAND
BALTIMORE COUNTY, MARYLAND


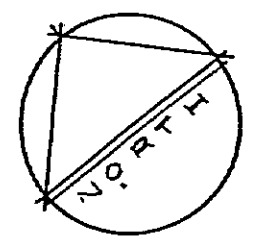


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Scale: _____ Date: NOV 12 1995
Project No: _____ SHEET 2 OF 5

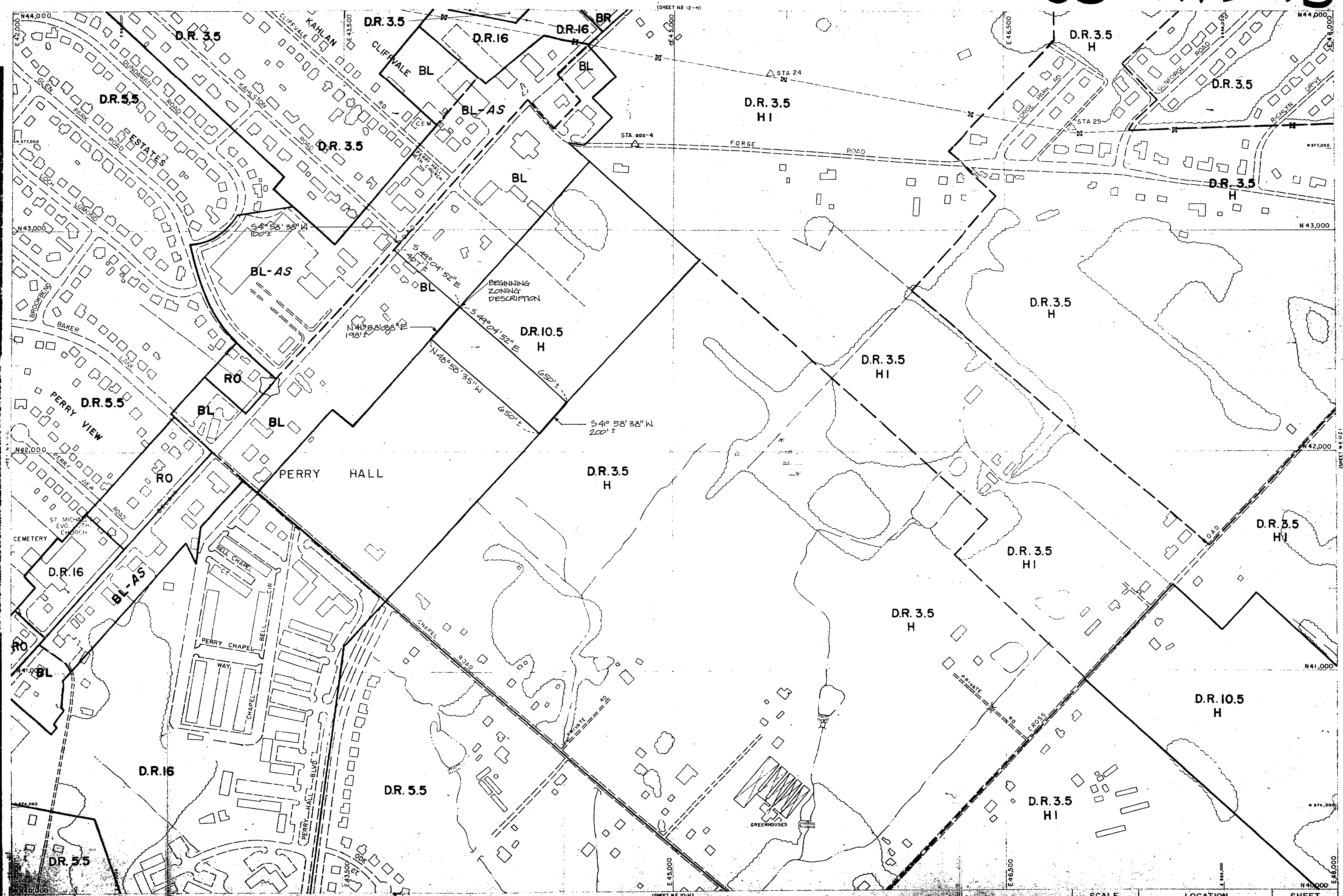


PDM File # XI-755
Scale: 1" = 30'

		200 East Thompson Avenue Denver, Colorado 80202 Phone 303 533-1188 Telex 150 478	
Daff - McCune - Walker, Inc. 1 - East of 10th Street 10th Street Fairview, Denver 8 Comprehensive Properties			
<div style="text-align: center;"> <h1>MADISON SQUARE</h1> <h2>FEDERAL SAVINGS BANK</h2> <p>3651 BEAUMONT ROAD PERRY HALL, MARYLAND</p> <p>11th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND</p> </div>			
		# 347 i	
DATE	BY	REVISIONS	
7-20-86	ASD	ADD BEAUMONT ROAD	
10-15-86		UPDATE SAVING INFO.	
3-17-86	E.E.	ADD NOTE 21	
Scale: 1"=40'		Date: MAR. 5, 1986	
Project No: 904047		1 OF 2	
Computer: CSR	Drawn: CSR	Checked:	

96-345-SFH

NE 11 H
Zoning



Q - SW Q - SE
M - NW M - NE
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21201

MADISON SQUARE FEDERAL
SAVINGS BANK
ZONING MAP
(TO ACCOMPANY PERMIT FOR SPECIAL ZONING)

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
REV. AS PER BILL NO. 175-94
EFFECTIVE 1-1-95
William H. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	PERRY HALL	NE
DATE OF PHOTOGRAPHY	VICINITY	11-H
JANUARY 1986	# 347	